042.0	0004	0017.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	768,200 / 768,200
					USE VALUE:	768,200 / 768,200
					ASSESSED:	768,200 / 768,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
43		FRANKLIN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LAMBERT DAVID C
Owner 2:	
Owner 3:	
Street 1:	43 FRANKLIN ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,398 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1890, having primarily Wood Shingle Exterior and 1830 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 2 HalfBaths, 8 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4398.000	326,600		441,600	768,200
Total Card	0.101	326,600		441,600	768,200
Total Parcel	0.101	326,600		441,600	768,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 419.78 | /Parcel: 419.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	29203
GIS Ref	
GIS Ref	
Insp Date	11/10/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 042.0-0004-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	331,000	0	4,398.	441,600	772,600	772,600	Year End Roll	12/18/2019
2019	101	FV	274,000	0	4,398.	469,100	743,100	743,100	Year End Roll	1/3/2019
2018	101	FV	274,000	0	4,398.	342,200	616,200	616,200	Year End Roll	12/20/2017
2017	101	FV	274,000	0	4,398.	298,000	572,000	572,000	Year End Roll	1/3/2017
2016	101	FV	274,000	0	4,398.	253,900	527,900	527,900	Year End	1/4/2016
2015	101	FV	243,400	0	4,398.	248,400	491,800	491,800	Year End Roll	12/11/2014
2014	101	FV	243,400	0	4,398.	204,200	447,600	447,600	Year End Roll	12/16/2013
2013	101	FV	243,400	0	4,398.	194,300	437,700	437,700		12/13/2012

!3552!

PRINT

Date	Time
12/10/20	18:46:40

LAST REV

Date	Time
10/09/19	13:55:32
apro	
3552	

USER DEFINED

Prior Id # 1:	29203
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LAMBERT DAVID C	26614-119		8/27/1996		99	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/2/2010	542	Re-Roof	10,650					
8/29/2007	759	Manual	4,560					remodel existing b
1/7/1997	11		80,000					ADD DORMER REM/KIT

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2018	MEAS&NOTICE	HS	Hanne S
1/17/2009	Meas/Inspect	372	PATRIOT
4/21/2000	Inspected	264	PATRIOT
3/1/2000	Measured	268	PATRIOT
8/16/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4398		Sq. Ft.	Site		0	80.	1.25	1									441,552						441,600	

Total AC/HA: 0.10096 | Total SF/SM: 4398 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 441,552 | Spl Credit | Total: 441,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1890	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	1 - Drywall	50	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:	1	Rating:	Poor
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.22377038
Const Adj.:	0.99890995
Adj $ / SQ:	158.917
Other Features:	87300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	443725
Depreciation:	117143
Depreciated Total:	326581

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	2	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

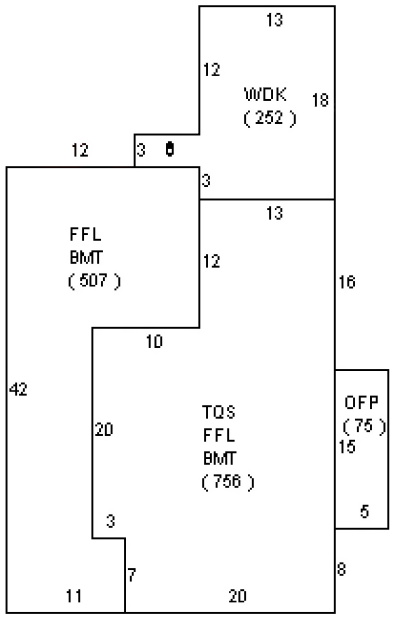
No Unit	RMS	BRS	FL
1	8	2	
Totals			
1	8	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	158.92
Special Features:	0	Val/Su Net:	95.50
Final Total:	326600	Val/Su SzAd	178.47

SKETCH



Sum Area By Label :
TQS = 756
FFL = 1263
BMT = 1263
WDK = 252
OFP = 75

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,263	47.680	60,214
FFL	First Floor	1,263	158.920	200,712
TQS	3/4 Story	567	158.920	90,106
WDK	Deck	252	9.960	2,509
OFP	Open Porch	75	38.460	2,884

Net Sketched Area:	3,420			Total:	356,425
Size Ad	1830	Gross Are	3609	FinArea	1830

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

042.0-0004-0017.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
---	---	---	---	---	---	---	---